

# Staff Summary Report



**To: Mayor and City Council**  
**Through: City Manager**

**Agenda Item Number** 16  
**Meeting Date:** 11/01/01

**SUBJECT:** 550 WEST SOUTHERN #SBD-2001.68

**PREPARED BY:** Hector Tapia, Senior Planner (480-350-8331)

**REVIEWED BY:** Dave Fackler, Development Services Manager (480-350-8333)

**BRIEF:** Request by 550 W Southern for an Amended Final Subdivision Plat at 550 West Southern Avenue.

**COMMENTS:** **PLANNED DEVELOPMENT (0406)** Request by **550 WEST SOUTHERN** (Southern Avenue, LLC, property owner) for an Amended Final Subdivision Plat consisting of 2 lots on 12.41 net acres located at 550 West Southern Avenue. The following approval is requested from the City of Tempe:

**#SBD-2001.68** An Amended Final Subdivision Plat consisting of 2 lots on 12.41 net acres.

**Document Name:** 20011101devsrh01

**Supporting Documents:** Yes

**SUMMARY:** This request is for an Amended Final Subdivision Plat of Broadway Industrial Park Unit 2-A, lots 1 and 2, and portions of lots 3, 4, 5, and 6. The intention is to create two new lots, one for an existing building and the other one for a vacant piece of land. The proposed two lots have access to a public street and the new proposed property lines do not create any building setback variances. The proposed subdivision plat appears to meet the minimum requirements of Subdivision Ordinance 99.21. Staff supports this request and public input is not required.

**RECOMMENDATION:** Staff - Approval  
Public - None

- ATTACHMENTS:**
1. List of Attachments
  2. History & Facts / Description / Comments / Reason for Approval
  3. Conditions of Approval
- 
- A. Location Map
  - B. Final Subdivision Plat
  - C. Letter of Explanation/Intent
  - D. Letter of Authorization
  - E. Aerial Photo

## **HISTORY & FACTS:**

- May 28, 1970. City Council approved a zoning change from R1-6 to I-1 for the first 300 feet from the Southern Avenue right of way, and to I-2 to the remainder of the subject property.
- May 17, 1978. The Design Review Board approved building elevations, site and landscape plans for the subject property.
- May 24, 1978. The Board of Adjustment approved a variance to increase the maximum allowed building height from 30 feet to 45 feet.

**DESCRIPTION:** Owner – Robert W. McManus  
Applicant – A.J. Wadsworth  
Engineer – Superior Surveying Services, Inc.  
Existing zoning – I-1/I-2  
Total site area – 12.41 net acres  
Number of lots proposed – 2

**COMMENTS:** This request is for an Amended Final Subdivision Plat of Broadway Industrial Park Unit 2-A, lots 1 and 2, and portions of lots 3, 4, 5, and 6. The intention is to create two new lots, one for an existing building and the other one for a vacant piece of land.

The proposed two lots have access to a public street and the new proposed property lines do not create any building setback variances. The proposed subdivision plat appears to meet the minimum requirements of Subdivision Ordinance 99.21. Staff supports this request and public input is not required.

## **REASON(S) FOR APPROVAL:**

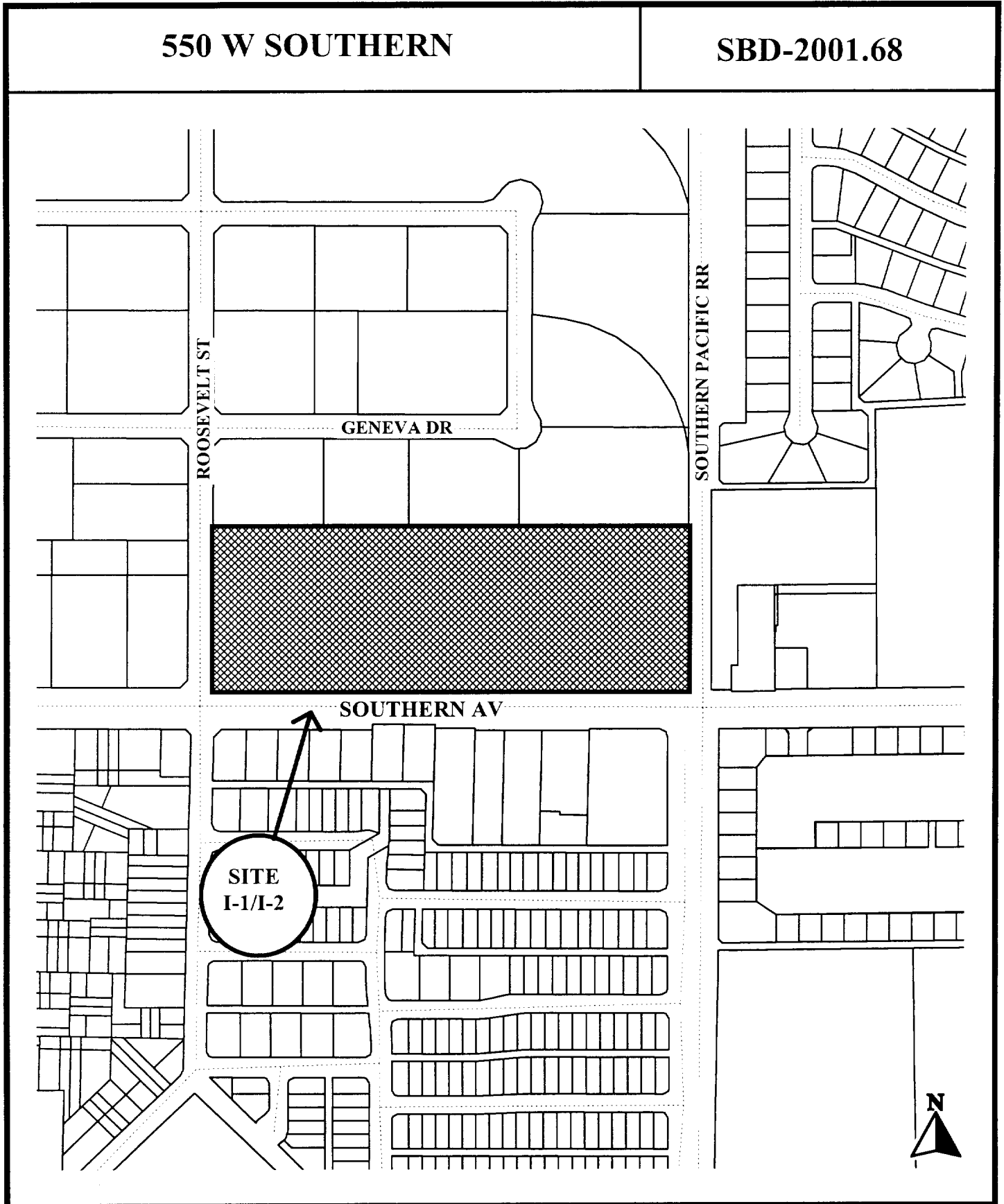
1. The plat appears to conform to the minimum requirements of Subdivision Ordinance No. 99.21.

**CONDITION(S)  
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
  - (1) Water lines and fire hydrants
  - (2) Sewer lines
  - (3) Storm drains.
  - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
  - (1) Water and sewer development fees.
  - (2) Water and/or sewer participation charges.
  - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. The Amended Final Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department within one year of City Council approval (**MUST BE RECORDED BY NOVEMBER 1, 2002**). Prior to recordation, the Planning Division within the Development Services Department shall review details of the document format.

550 W SOUTHERN

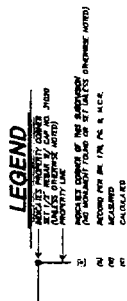
SBD-2001.68



Location Map

A





DATE: 10-4-07  
 REVISION:  
 SUPERVISOR: LINDA  
 PROJECT: 21412 North 33rd Ave  
 Phoenix, Arizona 85  
 Phone: (602) 968-10  
 Infield supervisor for this project:  
 SUPERVISOR: LINDA  
 PROJECT: 21412 North 33rd Ave  
 Phoenix, Arizona 85  
 Phone: (602) 968-10  
 Infield supervisor for this project:

2025 RELEASE UNDER E.O. 14176

**PINNACLE DIVERSIFIED, L.L.C.**  
2944 N. 44<sup>th</sup> Street, Suite 250  
Phoenix, AZ 85018  
(602) 852-3868 \* Facsimile (602) 508-8711

August 6, 2001

Mr. A.J. Wadsworth  
Superior Surveying Services, Inc.  
21415 N. 23<sup>rd</sup> Avenue  
Phoenix, AZ 85027

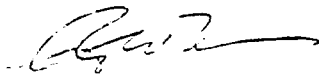
Re: 550 W. Southern Avenue, Tempe  
Job #990638

Dear A.J.:

Please accept this as our authorization to proceed with the lot split as we had discussed and outlined on the attached proposal.

Thank you for your attention to this matter.

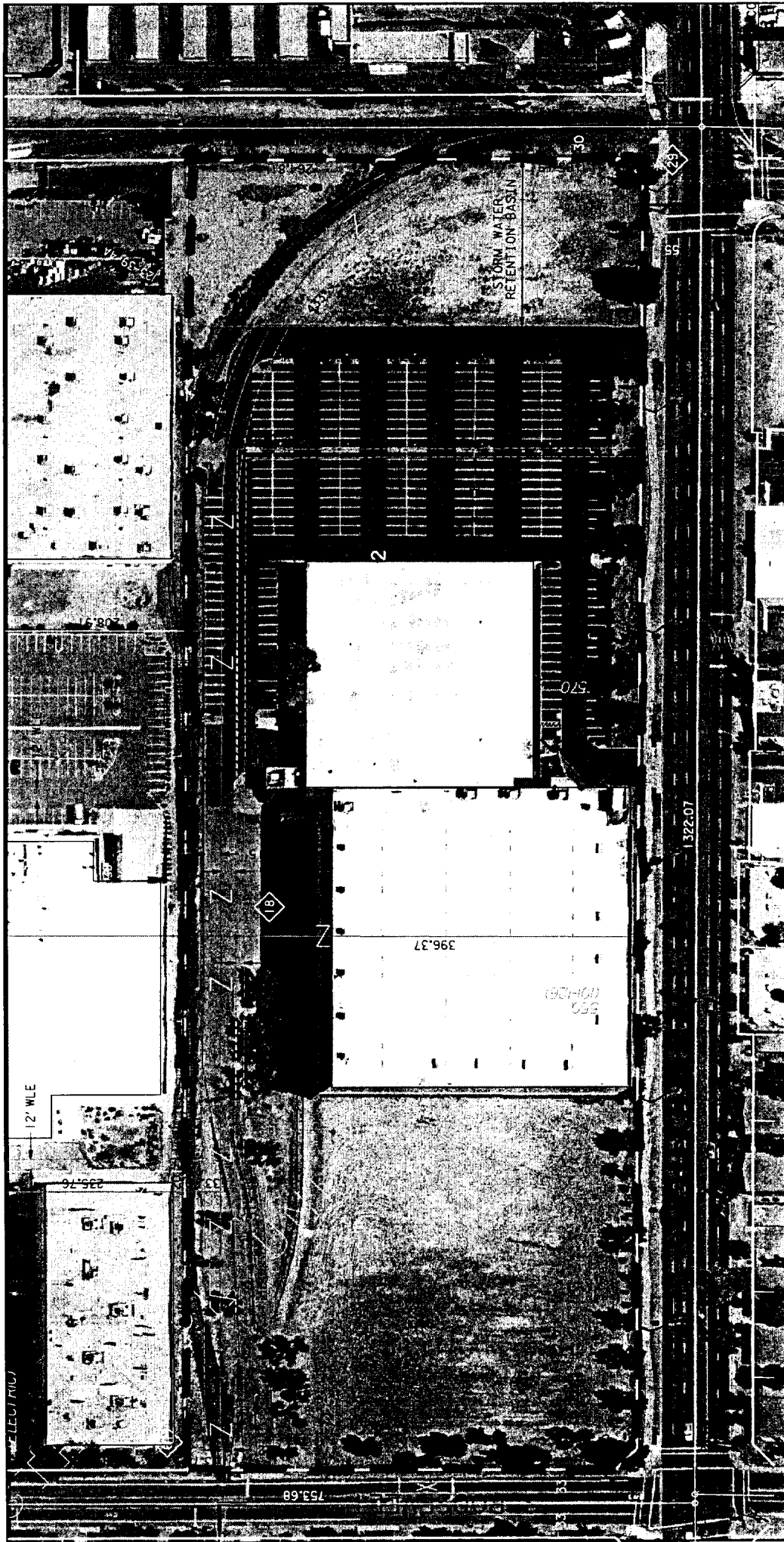
Very truly yours,



Robert W. McManus  
Vice President

C





North  
↑

E